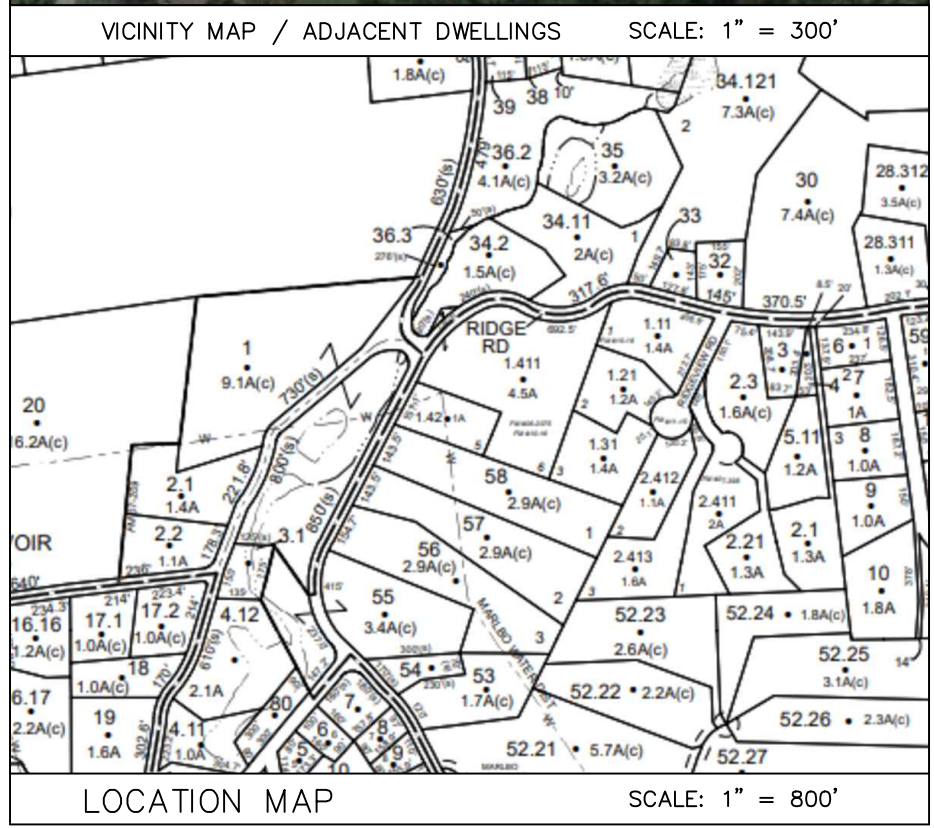
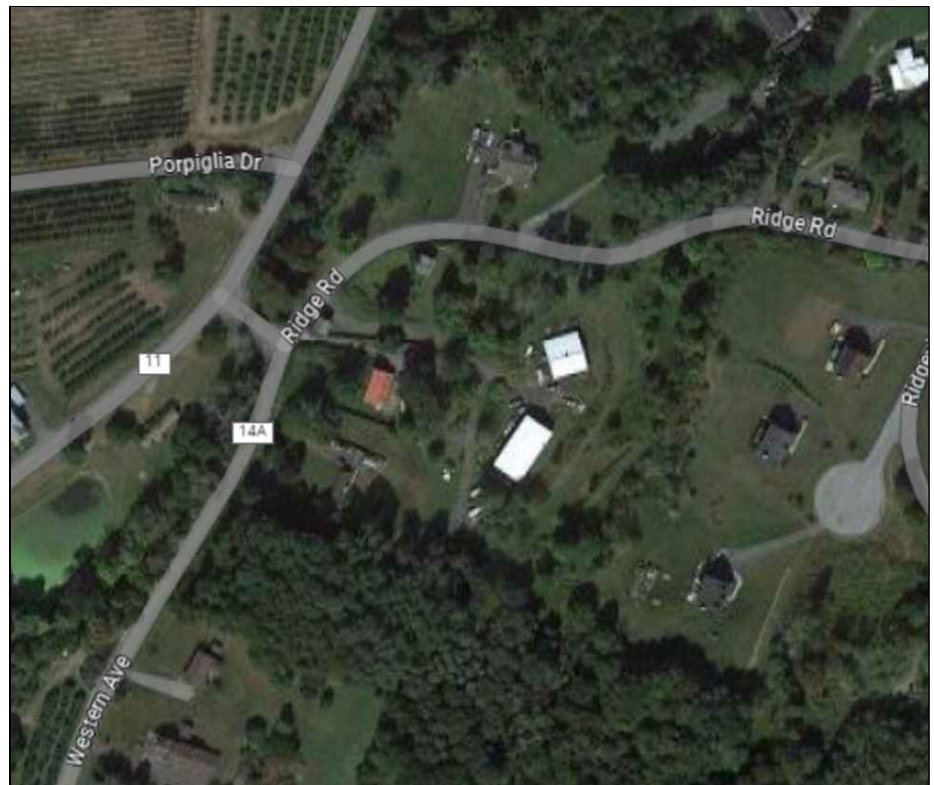
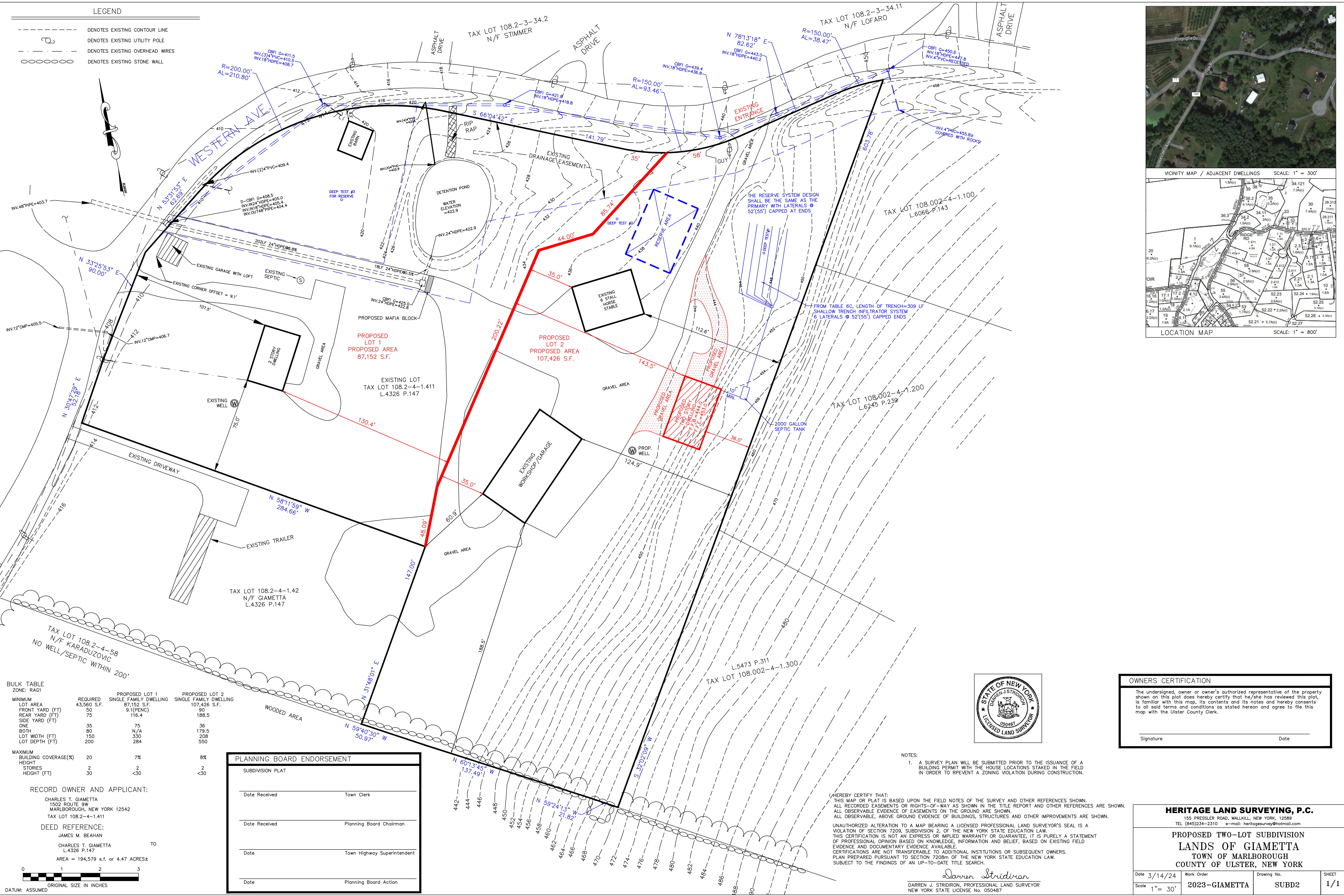
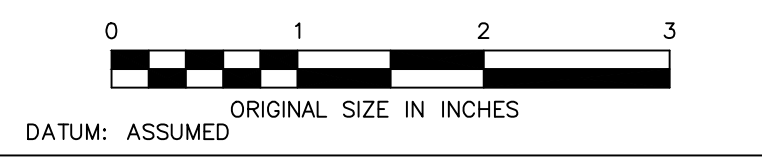




BULK TABLE			
ZONE: RAG1			
MINIMUM	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	43,560 S.F.	87,152 S.F.	107,426 S.F.
FRONT YARD (FT)	50	9.1(PENC)	90
REAR YARD (FT)	75	116.4	188.5
SIDE YARD (FT)	75	75	36
ONE	80	N/A	179.5
BOTH	150	330	208
LOT WIDTH (FT)	200	284	550
LOT DEPTH (FT)			
MAXIMUM			
BUILDING COVERAGE(%)	20	7%	8%
HEIGHT			
STORIES	2	<2	<30
HEIGHT (FT)	30		

RECORD OWNER AND APPLICANT:
CHARLES T. GIAMETTA
1502 ROUTE 9W
MARLBOROUGH, NEW YORK 12542
TAX LOT 108.2-4-1.411

DEED REFERENCE:
JAMES M. BEAHAN
TO
CHARLES T. GIAMETTA
L.4326 P.147
AREA = 194,579 s.f. or 4.47 ACRES±



PLANNING BOARD ENDORSEMENT	
SUBDIVISION PLAT	
Date Received	Town Clerk
Date Received	Planning Board Chairman
Date	Town Highway Superintendent
Date	Planning Board Action

NOTES:
1. A SURVEY PLAN WILL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH THE HOUSE LOCATIONS STAKED IN THE FIELD IN ORDER TO PREVENT A ZONING VIOLATION DURING CONSTRUCTION.

WHEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

Darren J. Stridiron
DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050487

OWNERS CERTIFICATION	
The undersigned, owner or owner's authorized representative of the property shown on this plat does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agree to file this map with the Ulster County Clerk.	
Signature	Date

HERITAGE LAND SURVEYING, P.C.
155 PRESSLER ROAD, WALKILL, NEW YORK, 12589
TEL (845)234-2310 e-mail: heritageurvey@hotmail.com

PROPOSED TWO-LOT SUBDIVISION
LANDS OF GIAMETTA
TOWN OF MARLBOROUGH
COUNTY OF ULSTER, NEW YORK

Date 3/14/24	Work Order	Drawing No.	SHEET
Scale 1" = 30'	2023-GIAMETTA	SUBD2	1/1